

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, June 13, 2019
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Beardsley Theater, Hilt Building, 427 W Western Ave

AGENDA

- I. Roll Call
- II. Approval of Minutes from the regular meeting of May 16, 2019.
- III. Public Hearings
 - a. Hearing, Case 2019-17: Request for Final Planned Unit Development approval at 3400, 3460, 3474 Wilcox Ave, 1875 Waterworks Rd and 1490 Edgewater St by MiCOAST Properties, LLC.
 - b. Hearing, Case 2019-18: Request to vacate the existing cul-de-sac portion of Edgewater St (north of Lot 80).
 - c. Hearing, Case 2019-19: Request to vacate the unimproved streets within the Edgewater Plat, those being (a) Arlington Ave, west of lot 24; (b) Windward Dr, west of Lot 46; (c) Brighton Ave, west of Lot 66; (d) Manhattan Ave, west of the existing cul-de-sac portion of Edgewater St; and (e) Edgewater St north of the existing cul-de-sac.
 - d. Hearing, Case 2019-20: Staff initiated request to amend section 2319 (residential design criteria) of the zoning ordinance lower the minimum living area for one family, two family and multi-family housing units.
- IV. New Business
- V. Old Business
- VI. Other
- VII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE
CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:
Ann Meisch, City Clerk
933 Terrace Street

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

May 16, 2019

Vice Chairperson B. Mazade called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: B. Mazade, E. Hood, J. Doyle, J. Montgomery-Keast, F. Peterson,
S. Gawron, M. Hovey-Wright, B. Larson

MEMBERS ABSENT: T. Michalski

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: A. Cotton, 2236 9th St; G. White, 883 Allen Ave; L. Spataro, 1567
6th St for the Nelson Neighborhood Improvement Association; E.
Davis, 2057 Harrison St; GL Hardy, 373 Boutique Ct, Las Vegas
NV; M. Poletti, 3244 Thompson Ave; B. Evans, 3171 Lakeshore Dr

APPROVAL OF MINUTES

A motion to approve the Minutes of the regular Planning Commission meeting of April 11, 2019 was made by J. Doyle, supported by B. Larson and unanimously approved.

PUBLIC HEARINGS

Hearing, Case 2019-11: Request for a Special Use Permit for a gas station and car wash at 821 E Apple Ave. M. Franzak presented the staff report. The property is zoned B-2, Convenience & Comparison Business District. Gas stations and car washes are both allowed with a Special Use Permit as long as they meet the following conditions: 1) The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured from the roadway) or from adjacent residential property, and subject to other ordinances of the City; 2) The minimum lot area shall be ten thousand (10,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait; 3) There shall be provided, on those sides abutting or adjacent to a residential district, a four foot (4') completely obscuring wall or fence. The height of the wall or fence shall be measured from the surface of the ground; 4) All lighting shall be shielded from adjacent residential districts and from abutting streets; and 5) All restroom doors shall be shielded from adjoining residential property. The plan meets all of the conditional requirements for the Special Use Permit. The cement pad in front of the main entrance will be removed, along with the parking on the Apple Ave side of the building. This will create adequate maneuvering isles for cars and keep them separated from the gas pumps. The current drive-thru structure in the back will be removed, and shall be replaced with a pay station with two driving lanes. Depending on how much space the pay station and driving lanes take up, it may be necessary to restrict the rear drive along Ada Street to one-way traffic. A 5-foot tall screening fence will be erected on the southern and eastern property lines. The current ingress/egress curb cuts on Apple Ave will be reconstructed to create one combined curb cut. The applicant is still working on a landscaping plan. Additional trees should be planted in the greenbelt buffer on Apple Ave and along the southern edge of the property

along Ada St. Staff recommends approval of the Special Use Permit with the following conditions:
1) The plan depicts the removal of the drive-thru station and the addition of the pay stations; and
2) A landscaping plan is provided.

M. Franzak stated that, although a landscaping plan was not included, it was something that staff could approve at a later date if the Planning Commission agreed. He also stated that, although the site plan showed only 18 inches of clearance near the pay station instead of the required 2 feet, he didn't see it as a problem since cars would be stopped in that area. A. Cotton stated that he owned the Marathon gas station and car wash at Seaway and Hackley. He believed this would be a good location for another, as there were no similar businesses in the area. He stated that they planned to hire about 20 people and fix up the property to make it look nice. He also stated that there would be space in the building for two more tenants.

G. White lived in the area was opposed to the request due to the additional traffic it would create at an intersection that was already busy. She asked where the access locations to the gas station would be. M. Franzak stated that it would be accessible from Getty St or Apple Ave.

A motion to close the public hearing was made by B. Larson, supported by J. Montgomery-Keast and unanimously approved.

A motion that the request for a Special Use Permit for a gas station and car wash at 821 E Apple Avenue be approved with the conditions that 1) The plan depicts the removal of the drive-thru station and the addition of the pay stations, and 2) A landscaping plan is provided, was made by M. Hovey-Wright, supported by B. Larson and unanimously approved, with B. Mazade, E. Hood, J. Doyle, J. Montgomery-Keast, F. Peterson, S. Gawron, M. Hovey-Wright, and B. Larson voting aye.

Hearing, Case 2019-13: Staff-initiated request to vacate 4th St between Western Ave and Shoreline Drive. Staff requested to remove this item from consideration as it was no longer necessary per the city's legal counsel. Because the convention center would be placed over 4th St with pedestrian access still available to 4th St through the building, vacating the street was not necessary. However, because the case was on the agenda and there were people in the audience interested in speaking on the subject, a public hearing was held.

L. Spataro spoke on behalf of the Nelson Neighborhood Association. He stated that the neighborhood association supported a convention center but questioned the timing of this case, since the groundbreaking was already held. They were opposed to impeding access to this section of 4th Street, as it blocked one of few routes of access to the waterfront from downtown. He stated that the neighborhood association would like to know what the plan was to replace this waterfront access.

A motion to close the public hearing was made by B. Larson, supported by J. Doyle and unanimously approved.

There was no vote taken on the request, as it was removed from the agenda before the meeting.

Hearing, Case 2019-14: Staff-initiated request to amend the Form Based Code (FBC) section of the zoning ordinance to create new context areas for the Lakeside area. M. Franzak presented the staff report. The Form Based Code section of the zoning ordinance was created in 2015 for the downtown area and established six different context areas: Downtown, Mainstreet, Mainstreet Waterfront, Neighborhood Core, Neighborhood Edge and Urban Residential. These context areas established the uses and development guidelines for each parcel in the Form Based Code area. Staff is proposing to utilize the same Form Based Code document and create four new context

areas for the Lakeside area: Lakeside Commercial, Lakeside Heavy Commercial, Lakeside Mixed Residential, and Lakeside Residential. The descriptions of the new context areas are as follows:

- Lakeside Commercial: This context area will replace most of the B-2 and B-4 business districts in Lakeside. Buildings will be required to be placed closer to the street (0 to 3 feet front setback). Buildings currently located on the south side of Lakeshore Dr are already placed at zero lot line, however, the current B-2 and B-4 zoning requires a 10-foot setback. This change will keep the small setback on the south side of Lakeshore Dr and start to create the same development pattern on the north side of the street as new buildings are constructed. This new context area will also allow buildings to be up to four stories tall, compared to the two-story limit now. This will allow properties to utilize their full potential and create lake views. The new code will also eliminate new curb cuts (unless an alley or street is not present), creating a more walkable environment.
- Lakeside Heavy Commercial – This context area is similar to the Lakeside Commercial context area, but allows for more intense uses, such as auto repair. This context area was created to allow the current uses in this area, while designing the properties to fit in better with the area. If these current high-intensity businesses (car repair) eventually leave the area, the context area could simply be eliminated.
- Lakeside Mixed Residential – This context area will replace the residential zoning on Lakeshore Drive. It will also replace some of the B-2 zones on the north side of Lakeshore Drive that are mostly homes. The rezoning from B-2 to Lakeside Mixed Residential will help property owners sell and refinance their homes, which has been a problem because of the commercial zoning. Homes in this district will be allowed to have a 3rd story to take in lake views. More housing options will now be available; such as duplexes, small multiplexes, and rowhouses. Homes may also have small retail options with the addition of a cottage retail building option.
- Lakeside Residential – This context area will replace some of the residential zoning behind the Lakeside Business District. This area currently has many parcels zoned for high-density residential that would allow large apartments, even though there aren't any parcels large enough to meet the minimum standards. This area consists of detached houses, some of them which are duplexes and triplexes. This context area would allow single family, duplexes and small multiplexes (up to 6 units), but no commercial.

Notices were mailed to property owners that have parcels listed for the rezoning. Staff recommends approval of the zoning amendments with the following changes: 1) 1732 Lakeshore Drive should be changed to Lakeside Commercial. It is already a commercial building and the owner would like to develop the property further; and 2) 1595 Lakeshore Drive (Wasserman's Floral) should be zoned Lakeside Commercial.

M. Franzak provided a color-coded zoning map of the area which showed the current RM-1-zoned areas. He stated that the proposed FBC zoning presented a downzoning for some of these areas. B. Mazade stated that no current businesses would be displaced, and the FBC zoning could make it easier for property owners to make improvements. B. Mazade asked M. Franzak how the allowance of higher buildings along Lakeshore Drive might affect the view of the lake. M. Franzak stated that he did not expect a large impact on the view, as properties behind those on Lakeshore Drive were up on a hill. J. Montgomery-Keast stated that a four-story building sounded too high for the district. M. Franzak stated that when he had spoken to Lakeside business owners, they were in favor of it.

Public comments were heard. E. Davis expressed concerns with the rezoning on Harrison Ave. She stated that, although multi-family homes were already allowed there, they were not adequately

maintained and she did not want to see further non-owner-occupied homes being encouraged. She was concerned that it would diminish property values and discourage owner-occupied homes.

A motion to close the public hearing was made by B. Larson, supported by E. Hood and unanimously approved.

J. Montgomery-Keast asked how many vacant lots there were in the proposed multi-family zoning area. M. Franzak stated that there were not many, but if a house were demolished, a multi-family unit may be allowed to replace it. F. Peterson asked if existing single-family homes would be able to become multi-family. M. Franzak stated that he didn't anticipate current homes being converted to multi-family, as it would be very difficult to meet the FBC requirements and design criteria; the FBC was more restrictive as far as which properties would be able to be divided. M. Hovey-Wright asked what the goal was in rezoning the area. M. Franzak stated that it was to improve the business district and to more accurately reflect the current state of the neighborhood. In addition, FBC zoning was great for creating walkable neighborhoods.

A motion to close the public hearing was made by J. Montgomery-Keast, supported by B. Larson and unanimously approved.

A motion that the request to amend the Form Based Code section of the zoning ordinance to create new context areas for the Lakeside area be approved with the condition that 1595 and 1732 Lakeshore Dr are changed to Lakeside Commercial, was made by J. Montgomery-Keast, supported by B. Larson and unanimously approved, with B. Mazade, E. Hood, J. Doyle, J. Montgomery-Keast, F. Peterson, S. Gawron, M. Hovey-Wright, and B. Larson voting aye.

Hearing, Case 2019-15: Staff-initiated request to rezone several properties in Lakeside to Form Based Code. M. Franzak presented the staff report. Staff recommends approval of the rezonings as shown on the proposed zoning map provided, with the changes made to 1595 and 1732 Lakeshore Drive, contingent upon the approval of the zoning ordinance amendments by the City Commission. There was no further public discussion on this item, as all questions had been addressed in the previous case.

A motion to close the public hearing was made by B. Larson, supported by J. Montgomery-Keast and unanimously approved.

A motion that the request to rezone the parcels as presented with the changes made to 1595 and 1732 Lakeshore Drive be recommended for approval to the City Commission, contingent upon the approval of the zoning ordinance amendments by the City Commission, was made by J. Doyle, supported by E. Hood and unanimously approved, with B. Mazade, E. Hood, J. Doyle, J. Montgomery-Keast, F. Peterson, S. Gawron, M. Hovey-Wright, and B. Larson voting aye.

Hearing, Case 2019-16: Staff-initiated request to amend section 2310 of the zoning ordinance to make several changes to the critical dune ordinance. M. Franzak presented the staff report. The Department of Environmental Quality asked that we make several minor amendments to our Critical Dune ordinance to better reflect their model zoning ordinance. The changes are mostly clerical and will not change how we enforce our procedures. A revised Critical Dune ordinance was provided for the board's review and approval. Staff recommends approval of the proposed amendments to the Critical Dune ordinance.

M. Franzak read the list of corrections that had been requested by the DEQ.

A motion to close the public hearing was made by B. Larson, supported by J. Doyle and unanimously approved.

A motion that the amendments to the critical dune ordinance by approved was made by B. Larson, supported by E. Hood and unanimously approved, with B. Mazade, E. Hood, J. Doyle, J. Montgomery-Keast, F. Peterson, S. Gawron, M. Hovey-Wright, and B. Larson voting aye.

NEW BUSINESS

Hearing, Case 2019-12: Request for a Site Plan Review for a new building at the new parcel west of 421 W Delano Ave (parent parcel). M. Franzak presented the staff report. The property at 421 W Delano, at the corner of Delano and Park St, was recently split into six separate parcels. The plans show new buildings on all of the new vacant parcels. The Planning Commission only needs to approve one of the buildings, because it over 10,000 square feet. This building is located on Parcels 1 & 2 at the end of the cul-de-sac, which was shown on a site plan provided. The properties are zoned I-1, Light Industrial and are also located in the city's Medical Marihuana Overlay District. Each new proposed building will be for medical marihuana growing and processing. Some buildings may have a retail portion as well; however, the building on Parcels 1 & 2 is only for growing and processing. That building is 17,125 square feet in size and meets all setback requirements. The stormwater from every parcel will drain into the same area behind the buildings. This review will be contingent upon the Drain Commissioner approving their stormwater permit. Staff was still working with other departments on the review at the time this staff report was written, but the plan appeared to meet fire access requirements for Parcels 1 & 2. The width of the lot requires at least three canopy trees, but only two are depicted. Staff recommends approval of the site plan for the building addition on Parcels 1 & 2 as long as a revised site plan showing additional trees in the greenspace buffer is submitted to staff, contingent upon a stormwater permit from the Drain Commissioner.

M. Franzak stated that staff would be able to approve the updated landscape plan if the Planning Commission wished. G.L. Hardy was one of the partners involved in the project. He stated that he was a developer and builder, and he had a local business partner, S. Middlecamp. G. Hardy estimated that the new businesses would employ 100 to 150 employees and stated that he already had some interested clients.

A motion that the site plan for Parcels 1 & 2 be approved, contingent upon the issuance of a stormwater permit from the Drain Commissioner, and with the condition that two more canopy trees are planted on the greenbelt buffer, was made by E. Hood, supported by M. Hovey-Wright and unanimously approved, with B. Mazade, E. Hood, J. Doyle, J. Montgomery-Keast, F. Peterson, S. Gawron, M. Hovey-Wright, and B. Larson voting aye.

OLD BUSINESS

None

OTHER

Master Plan Update – M. Franzak stated that staff had met with 12 of the 14 neighborhood associations so far, and would have a public meeting in the future. L. Spataro thanked staff for their outreach efforts regarding the Third St. improvements. He also reiterated their concerns about vacating a portion of Monroe Ave, and who would maintain the planters. He stated that the neighborhood association was committed to contributing to the project.

M. Poletti discussed his concerns about The Docks project and the lack of studies required before the project is approved. B. Mazade stated that a final plan had not yet come to the Planning Commission for approval. B. Evans also urged the Planning Commission to require scientific and environmental studies of the project.

There being no further business, the meeting was adjourned at 5:12 p.m.

dr

STAFF REPORT

June 13, 2019

Hearing, Case 2019-17: Request for Final Planned Unit Development approval at 3400, 3460, 3474 Wilcox Ave, 1875 Waterworks Rd and 1490 Edgewater St by MiCOAST Properties, LLC.

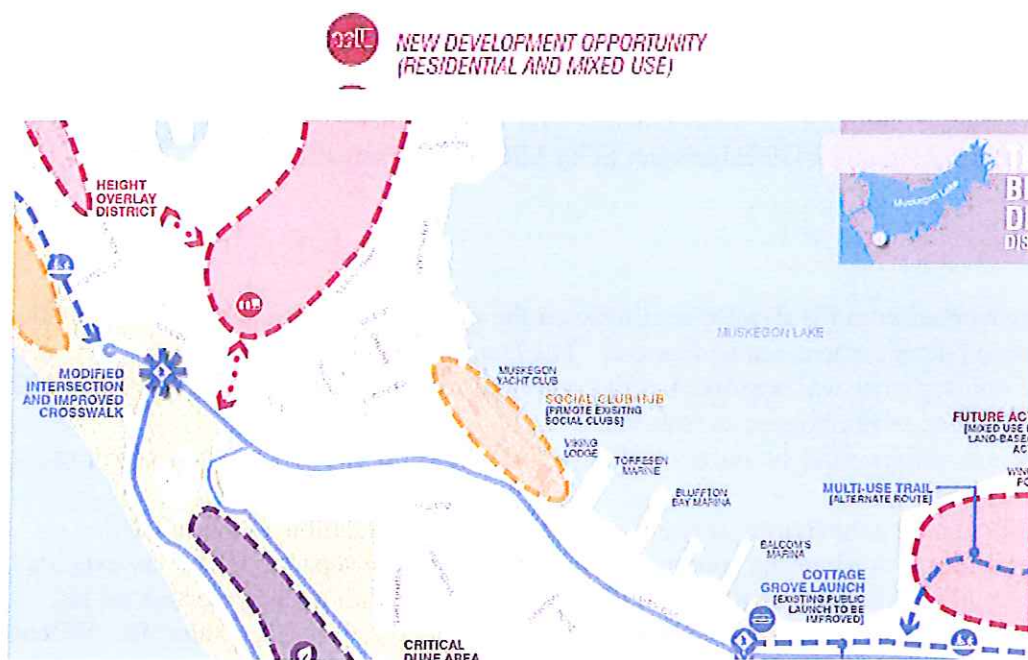
SUMMARY

1. Staff has worked with the developer closely on the plan, so all of the pertinent information regarding the proposed development can be found in "The Docks" binder.
2. The preliminary plan was approved with conditions at the October 11, 2018 Planning Commission meeting. Those conditions are as follows:
 - a. All access points shall be eliminated with the exception of the proposed road over the dunes at Waterworks Rd.
 - b. Additional road connections as noted in the staff recommendation are eliminated.
 - c. The parking lot north of the condo building should be more separated from the existing homes; The setback should be increased and it should be fully screened with trees to create a buffer.
 - d. The alleys or rear lanes are eliminated along properties on Edgewater St., Wilcox Ave. and Harbour Towne.
3. The ordinary high water mark of the lake is 580.4 feet and all buildings must be constructed above this mark. This plan meets that requirement.
4. Although there is only one road leading into the development, a second "emergency access" route will be located near Sand Dock Ct in Harbour Towne. This road will be constructed with "grasscrete," which is a type of pavement that is rated for heavy fire equipment, but will have grass growing on top of it. Please see the example picture below.
5. This plan relies on the vacation of several non-improved street Right-of-Ways and the relocation of the existing cul-de-sac on Edgewater St 90 feet to the south. These are discussed in the following cases.
6. Please see enclosed "Condo Parking Layout" that was not included in the binder. There will be 34 parking spaces located on the first floor of the condo building.
7. Staff would like to see more trees in the Right-of-Way along the main street that runs north-south. The developer has also suggested that they would like to work with City staff on marking certain existing trees to remain.
8. Notice was sent to property owners within 300 feet of the project boundaries. Please see the enclosed email comments from the public.

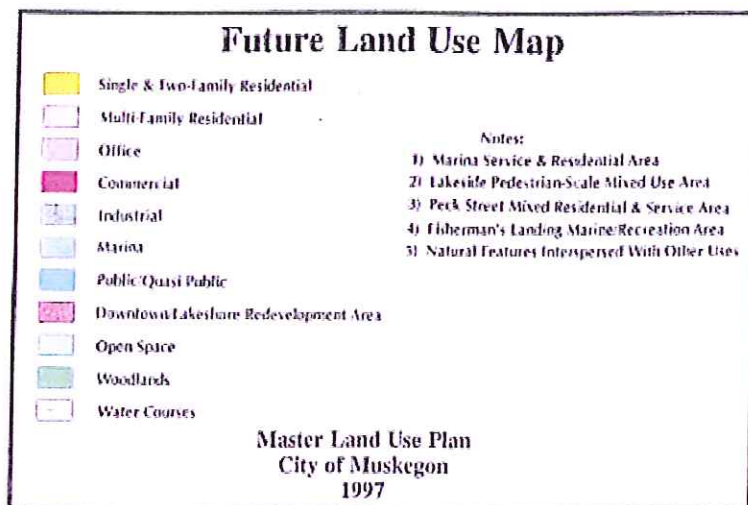
MASTER PLAN

Both the 1997 Master Land Use Plan and the recently approved Imagine Muskegon Lake Plan advocate for this type of development. The 1997 Master Land Use Plan calls for residential units with different types of housing options and even recommends a Planned Unit Development. The Imagine Muskegon Lake plan calls for residential and mixed uses.

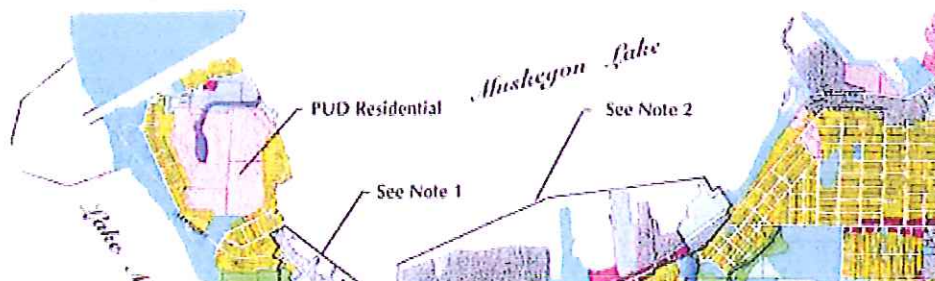
Imagine Muskegon Lake Plan



Master Land Use Plan

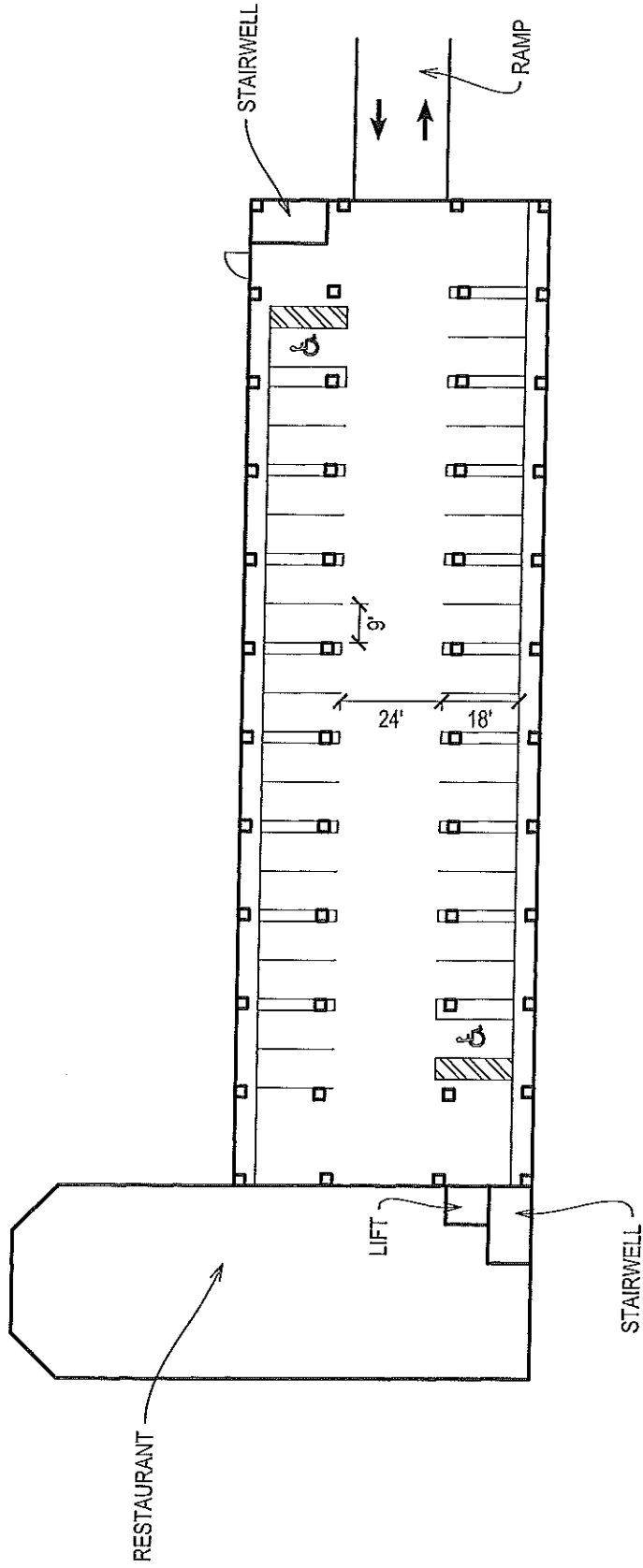


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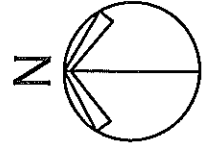
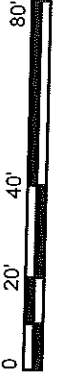
PARKING COUNT

BARRIER FREE SPACES:	2
STANDARD SPACES:	32
TOTAL SPACES:	34



CONDO BUILDING PARKING LAYOUT

SCALE: 1" = 40'



Example of “grasscrete”



ZONING ORDINANCE

Please see the following enclosed documents on regulations for PUDs :

1. Article IV (Single Family Residential Districts), Section 403 (Planned Unit Development Option).
2. Section 2101: Planned Unit Developments.

STAFF RECOMMENDATION

Staff recommends approval of the PUD with the following conditions:

- Additional street trees are planted in the ROW of the main street that travels north-south and developer work with staff to mark certain trees to remain.

DELIBERATION

Motion for consideration:

I move that the request for Final Planned Unit Development approval at 3400, 3460, 3474 Wilcox Ave, 1875 Waterworks Rd and 1490 Edgewater St by MiCOAST Properties, LLC, including the relocation of the cul-de-sac on Edgewater St 90 feet to the south, be recommended to the City Commission for (approval/denial) with the following conditions:

- Additional street trees are planted in the ROW of the main street that travels north-south and developer work with staff to mark certain trees to remain.

ARTICLE IV – SINGLE-FAMILY RESIDENTIAL DISTRICTS

R-1, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICTS, R-2, SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICTS, R-3, SINGLE FAMILY HIGH DENSITY RESIDENTIAL DISTRICTS

PREAMBLE

These districts are designed to allow for low, medium and high density single-family residential development in the proper blocks. The regulations are intended to stabilize, protect, and encourage the residential character of the districts and prohibit activities not compatible with a residential neighborhood. Development is limited to single family dwellings and such other uses as schools, parks, churches, and certain public facilities which serve residents of the district. It is the intent of this Article to recognize that blocks throughout the City of Muskegon have been platted and developed in different sizes and road frontages and that development standards should reflect each specific block type. All single family residential districts all allow the same permitted uses, only the area & bulk requirements differ. All homes in these districts must meet the residential design criteria established in Section 2319.

SECTION 400: PRINCIPAL USES PERMITTED

In all Single-Family Residential Districts, no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one or more of the following specified uses, unless otherwise provided in this Ordinance;

1. One Family detached dwellings.
2. Multiple family dwellings under the following conditions:
 - a. The home has already been altered with prior approval to allow for multiple dwellings. One family dwellings may not be altered to allow for multiple dwellings, nor may new homes be built for multiple dwellings.
 - b. Homes that have already been altered for multiple dwellings may add additional dwellings as long they meet the living area standards listed in Section 2319.
3. Home occupations of a non-industrial nature may be permitted. Permissible home occupations include, but are not limited to the following: [amended 11/02]
 - a. Art and craft studios, lessons may be given to one client at a time
 - b. Hair and nail salons, limited to one client at a time
 - c. Dressmaking and tailoring

- d. Tutoring, limited to one student at a time
- e. Typing or clerical services
- f. Teaching of music or dancing or similar instruction, limited to one client at a time
- g. Offices located within the dwelling for a writer, consultant, member of the clergy, lawyer, physician, architect, engineer or accountant, limited to one client/family at a time.
- h. All home occupations are subject to the following:
 - i. The businessperson operating the home occupation shall reside in the dwelling and only members of the immediate family residing on the premises may be employed.
 - ii. The business shall have a local business license and any other appropriate licensing or registrations required by local, state or federal law.
 - iii. No equipment or process shall be used in home occupations which creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses of persons off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio or television receivers off the premises or causes fluctuations in the line voltage off the premises.
 - iv. Explosives, flammable liquids or combustible liquids shall only be used in compliance with the applicable fire and building codes.
 - v. Activities involving kilns or welding equipment shall comply with the applicable fire and building codes.
 - vi. The outside appearance of the premises shall have no visible evidence of the conduct of a home occupation.
 - vii. Home occupations may not serve as headquarters or dispatch centers where employees come to the site and are dispatched to other locations.
 - viii. All activity must be conducted within a preexisting structure. The home occupation shall not require internal or external alterations or involve construction features not customarily found in dwellings.
 - ix. There shall be no exterior display or signage other than that signage allowed for home occupations under the sign requirements of this ordinance. [amended 11/00]
 - x. No goods shall be kept, or sold which are made or assembled off-site, except as incidental to services rendered.

xi. The primary function of the premises shall be that of the residence of the family, and the occupation shall not exceed twenty-five (25) percent of the principal building.

xii. There shall be no outside storage or processing.

xiii. The home occupation shall not involve the routine use of commercial vehicles for delivery of materials to and from the premises. There shall be no commercial vehicles associated with the home occupation, nor parking of more than one (1) business car, pickup truck or small van on the premises.

xiv. Activities specifically prohibited (but not limited to) include:

(1) A service or repair of motor vehicles, appliances and other large equipment

(2) A service or manufacturing process which would normally require industrial zoning

(3) A commercial food service requiring a license

(4) A limousine service

(5) A lodging service including but not limited to, a tourist home, motel or hotel

(6) A tattoo parlor

(7) An animal hospital or kennel

(8) A lawn service

xv. No activity legally excluded by any deed restriction or other tenant or owner restrictions shall be permitted.

4. Adult Foster Care Family Homes, provided that such facilities shall be at least one thousand five hundred (1,500) feet from any other similar facility. [amended 11/02]
5. Accessory buildings and accessory uses customarily incidental to any of the above Principal Uses Permitted.
6. Uses similar to the above Principal Uses Permitted.

SECTION 401: SPECIAL LAND USES PERMITTED [amended 2/02]

The following uses, and their accessory buildings and accessory uses, shall be permitted under the purview of Section 2332 after review and approval of the use (and a site plan, if required) by the Planning Commission, after Public Hearing, subject to the applicable conditions, and any other reasonable conditions imposed by the Planning Commission:

1. Private recreational areas, and institutional recreational centers when not operated for profit, and nonprofit swimming pool clubs, all subject to the following conditions:
[amended 2/02]
 - a. In those instances where the proposed site is not to be situated on a lot or lots of record, the proposed site shall have one property line abutting a major thoroughfare and the site shall be so planned as to provide ingress and egress directly onto said major thoroughfare.
 - b. Front, side, and, rear yards shall be at least fifty (50) feet wide, except on those sides adjacent to nonresidential districts, and shall be landscaped in trees, shrubs, grass, and terrace areas. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except for required entrance drives and those walls and/or fences used to obscure the use from abutting residential districts.
 - c. Buildings erected on the premises shall not exceed one (1) story or fourteen (14) feet in height.
 - d. Whenever a swimming pool is constructed under this Ordinance, said pool area shall be provided with a protective fence six (6) feet in height, and entry shall be protected by means of a controlled gate or turnstile.
 - e. The off-street parking and general site layout and its relationship to all adjacent lot lines shall be reviewed by the Planning Commission who may impose reasonable restrictions or requirements so as to insure that contiguous residential areas will be adequately protected.
2. Colleges, universities, and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education not operated for profit, all subject to the following conditions:
 - a. Any use permitted herein shall be developed only on sites of at least five (5) acres in area.
 - b. All ingress to and egress from said site shall be directly onto a major thoroughfare.
 - c. No building other than a structure for residential purposes shall be closer than seventy-five (75) feet to any property line.
3. Churches and other facilities normally incidental thereto subject to the following conditions:
 - a. The site shall be so located as to provide for ingress and egress from said site directly onto a major or secondary thoroughfare.

- b. The principal buildings on the site shall be set back from abutting properties zoned for residential use not less than thirty (30) feet.
 - c. Buildings of greater than the maximum height allowed in Section 2100, may be allowed provided front, side, and rear yards are increased above the minimum requirements by one (1) foot for each foot of building that exceeds the maximum height allowed.
- 4. Elementary, intermediate, and/or secondary schools offering courses in general education, provided such uses are set back thirty (30) feet from any lot in a residential zone.
- 5. Cemeteries.
- 6. Previously existing or established commercial uses not already converted to a residential use may be authorized under Special Use Permit for the following [amended 12/99]:
 - a. Retail and/or service establishments meeting the intent of the neighborhood Limited Business Zone (B-1) dealing directly with consumers including:
 - i. Any generally recognized retail business which supplies new commodities on the premises for persons residing in adjacent residential areas such as: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, and notions or hardware.
 - ii. Any personal service establishment which performs services on the premises for persons residing in adjacent residential areas, such as: shoe repair, drop-off dry cleaning shops, tailor shops, beauty parlors, barber shops, dressmaker, tailor, pharmacist, or an establishment doing radio, television, or home appliance repair, and similar establishments that require a retail character no more objectionable than the aforementioned, subject to the provision that no more than five (5) persons shall be employed at any time in the sale, repair, or other processing of goods.
 - iii. Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths, architects, engineers, accountants, and similar or allied professions.
 - iv. Restaurants, or other places serving food, except drive-in or drive-through restaurants.
 - b. Prohibited uses: Activities specifically prohibited include repair or service of motor vehicles and other large equipment; manufacturing processes which would normally require industrial zoning; any activity which may become a nuisance due to noise, unsightliness or odor; and any activity which may adversely affect surrounding property.
 - c. Conditions: [amended 8/04]

- i. Outdoor storage is prohibited.
- ii. The area devoted to approved uses shall not exceed 2,500 square feet.
- iii. All goods produced on the premises shall be sold at retail on the premises where produced.
- iv. All business, servicing, or processing shall be conducted within a completely enclosed building, or in an area specifically approved by the Planning Commission.
- v. Parking shall be accommodated on site or with limited street parking.
- vi. Hours of operation may be limited by the Planning Commission.
- vii. Signs must comply with those set forth for the residential zoning district.
- viii. The Planning Commission may allow a use to sell alcohol, however the Commission may limit the type of license applied for or obtained for the sale of alcohol to an SDM, hours of operation, and any other restrictions intended to stabilize, protect, and encourage the residential character of the area. The use must gain approval from the Michigan Liquor Control Commission before alcohol can be or sold.

7. Bed & Breakfast facilities, under the following conditions:

- a. The home must be located in the Clay-Western or National Register Historic District, as identified by the City of Muskegon Historic District Commission map.
- b. The owner or operator of the tourist home shall live full-time on the premises.
- c. No structural additions or enlargements shall be made to accommodate the tourist home use and no exterior alterations to the structure shall be made which will change the residential appearance of the structure.
- d. Breakfast may be served on the premises, only for guests of the facility, and no other meals shall be provided to guests.
- e. No long-term rental of rooms for more than fourteen (14) consecutive days shall be permitted. No guest may stay for more than twenty-eight (28) nights in any given year.
- f. There shall be a maximum of five (5) guestrooms. No more than two (2) adults are permitted to stay in any guestroom.
- g. Signage shall conform to that which is permitted for home occupation businesses only.
- h. Rental of the tourist home for special gatherings such as wedding receptions and

parties shall be prohibited.

- i. The property shall meet all local and state code requirements regarding bed and breakfast facilities.
8. Accessory buildings and accessory uses customarily incidental to any of the above Special Land Uses Permitted.
9. Uses similar to the above Special Land Uses Permitted.

SECTION 402: [RESERVED]

SECTION 403: PLANNED UNIT DEVELOPMENT OPTION

Planned unit developments (PUDs) may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the single family residential district is to allow for flexibility in the design of housing developments, including but not limited to condominium developments and cluster subdivisions, to allow for the preservation of open space; allow for economies in the provision of utilities and public services; allow for limited business options that serve the neighborhood; provide recreational opportunities; and protect important natural features from the adverse impacts of development.

1. Determination: The Planning Commission, in reviewing and approving a proposed PUD may allow lots within the PUD to be reduced in area and width and setbacks below the minimum normally required by this ordinance in return for common open space where it is determined that the benefits of the cluster approach will decrease development costs, increase recreational opportunities, or prevent the loss of natural features. The Planning Commission, in its determination, shall consider the densities permitted in the Zoning Ordinance and, if applicable, the land's capability to bear the higher density.
2. Basic Requirements:
 - a. The net residential acreage including improvements and occupied land shall be calculated by taking the total area of the tract and subtracting, in order, the following:
 - i. Portions of the parcel(s) shown to be in a floodplain.
 - ii. Portions of the parcel(s) which are unsuitable for development in their natural state due to topographical, drainage or subsoil conditions such as, but not limited to; slopes greater than 15%; organic, poorly drained soils, and wetlands.
 - iii. Portions of the parcel(s) covered by surface waters.
 - iv. Portions of the tract utilized for storm water management facilities.
 - b. Undevelopable areas may be used for common open and recreational areas.

- c. No building shall be sited on slopes steeper than 15%, within 100 feet of any ordinary high water mark, wetland, or on soil classified as being very poorly drained.
3. Density determination: To determine the maximum number of dwelling units permitted on the parcel(s) of land, the net residential acreage shall be divided by the minimum lot size required by the zoning ordinance.
 4. Open space requirement: At least 15% of the site shall be set aside as dedicated common open space. At least one third (1/3) of the common open space shall be usable open space. The open space and access to it shall be permanently marked and designed so individuals in the development are not forced to trespass to reach such recreational or common open spaces.
 5. Spacing: The distance between buildings shall not be less than 10 feet and front setbacks shall not be less than 10 feet.
 6. Waterfront: Where a cluster development abuts a body of water, at least 50% of the shoreline, as well as reasonable access to it, shall be a part of the common open space land.
 7. Utility of common open space: Common open space in any one residential cluster shall be laid out, to the maximum extent feasible, to connect with other open space existing or proposed.
 8. Size: Minimum parent parcel size is 21,780 square feet (one-half acre).
 9. Bonus units: Where the developer provides additional open space or amenities within the development, additional density may be granted. A maximum of a 10% unit bonus may be granted to the development for additional amenities such as: public trail easements, additional open space, additional common waterfront area, and additional landscaping.

SECTION 404: AREA AND BULK REQUIREMENTS [amended 4/00]

	R-1	R-2	R-3
Minimum Lot Size	6,000 sf	4,000 sf	3,000 sf
Minimum Lot Width	50 ft	40 ft	30 ft
Maximum Lot Coverage	Buildings: 50% Pavement: 10%	Buildings: 60% Pavement: 15%	Buildings: 70% Pavement: 20%
Height Limit*	2 stories or 35 feet**	2 stories or 35 feet**	2 stories or 35 feet**
Front Setbacks***	Expressway/Arterial Street: 30 ft Collector/Major Street: 25 ft Minor Street: 15 feet	Expressway/Arterial Street: 30 ft Collector/Major Street: 25 ft Minor Street: 10 feet	Expressway/Arterial Street: 30 ft Collector/Major Street: 25 ft Minor Street: 10 feet
Rear Setback	30 ft	20 ft ^	15 ft^
Side Setbacks#:	1 story: 6 2 story: 8	1 story: 6 2 story: 7	1 story: 5 2 story: 5

* Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

** Homes located in an established Historic District may be up to 3 stories or 45 feet, if found to be compatible with other homes within 600 feet.

*** For minimum front setbacks, new principal structures on minor streets may align with existing principal structures in the immediate area even if the front setback is below the minimum required.

^Parcels with at least 100 ft in length must have at least a 30 ft rear setback.

#All required setbacks shall be measured from the property line to the nearest point of the determined drip line of buildings.

Planned Unit Developments

Excerpted from Section 2101: Development Options

1. Planned Unit Development (PUD) Purpose

The purpose of this option is to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, natural resources and utilities; encourage provision of useful open space; provide adequate housing, employment, and shopping opportunities particularly suited to the needs of the residents of the City of Muskegon and encourage the use, reuse, and improvement of existing sites and buildings when the uniform regulations contained in zoning districts do not provide adequate protection and safeguards for the site or surrounding area.

This option is intended to accommodate developments with mixed or varied uses, to allow some degree of flexibility in the application of standards and regulations in this Ordinance to achieve innovation to development on sites with unusual topography or unique settings within the community, or on land which exhibits difficult or costly development problems, and shall not be allowed where this option is sought primarily to avoid the imposition of standards and requirements of zoning classifications rather than to achieve the stated purposes above.

a. Planned Unit Development Regulations, Standards and Requirements

- 1) The entire parcel for which application is made must be under one ownership or the application must be made with the written authorization of all property owners.
- 2) The application shall meet the criteria established in each specified zoning district.

b. PUD Review Procedures

- 1) A petition for a PUD approval shall be submitted in accordance with Section 2332 of this ordinance.
- 2) The review shall be in two phases:
- 3) The preliminary phase shall involve a review of a conceptual PUD plan to determine its suitability.
- 4) The final phase shall require a detailed development plan for any part of the approved conceptual PUD plan.

c. Standards for Approval of PUD Plans

The Planning Commission shall approve, deny or modify preliminary PUD plans, based upon the following standards. Likewise, the City Commission shall approve, deny, or modify final PUD plans (after review and recommendation by the Planning Commission) based upon the following standards.

- 1) The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience of any combination thereof, on present and potential surrounding land uses. The uses proposed will not adversely affect the public utility and circulation systems, surrounding properties, or the environment.
- 2) The uses proposed should be consistent with the land use plans adopted by the City.
- 3) The amount of open space provided, which the Planning Commission or City Commission may modify even though such modifications do not conform to that required in other sections of this ordinance.
- 4) The amount of off-street parking areas, which the Planning Commission or City Commission may modify even though such modifications do not conform to that required in other sections of this ordinance.
- 5) The amount of landscaping and buffering areas, which the Planning Commission or City Commission may modify even though such modifications do not conform to that required in other sections of this ordinance.
- 6) The protection or enhancement of significant natural, historical, or architectural features within the proposed development area.
- 7) The uses proposed will result in safe, convenient, uncongested and well defined vehicular and pedestrian circulation systems.

2. Preliminary PUD Plan Submission

The applicant shall submit together with the application for PUD preliminary phase approval:

- a. A general development plan depicting the proposed locations of streets, parking areas, open spaces, buildings and structures, and their spatial relationships, the relationship to off-site improvements and infrastructure and any unusual topographic features.
 - 1) Approval by the Planning Commission of the PUD Preliminary Plan shall remain in effect for a period not to exceed three (3) years from the date of approval.

3. Final PUD Plan Submission

The applicant shall submit together with the application for PUD final phase approval, development plans in sufficient detail and in so far as possible the specific locations and dimensions of:

- a. all streets, sidewalks, public and private utilities, parking areas, truck docks and service drives;
- b. all buildings and structures, elevations and spacial relationships;
- c. landscaping, buffers, fences, and protective walls;
- d. open space areas and other significant environmental features;
- e. existing and final topographic changes;
- f. identification and directional signage;
- g. a property survey prepared and certified by a licensed land surveyor;

4. Amendments to an Approved Final PUD Plan

- a. Incidental or minor changes may be approved by the Planning Commission if the proposed modifications do not alter the basic design or land uses of the plan.
- b. If the Planning Commission determines that the proposed modifications are significant or major, a public notice and public hearing in accordance with Section 2332 must be conducted prior to approval or denial.

5. PUD Development Time Limits

- a. Construction of the improvements shown on the approved final PUD plan with all proposed buildings, parking areas, landscaping and infrastructure must commence within one year of approval by the City Commission.
- b. Construction must be continued in a reasonable, diligent manner and be completed within five (5) years.
- c. Said five (5) year period may be extended if applied for in writing by the petitioner and granted by the City Commission following public notice and public hearing in accordance with Section 2332 of this ordinance. Failure to secure an extension shall result in a stoppage of all construction.

Hearing, Case 2019-18: Request to vacate the existing cul-de-sac portion of Edgewater St (north of Lot 80).

SUMMARY

1. This request is to allow for the development of lots 115 and 116 of the Docks development. The street would be vacated north of Lot 80. A new cul-de-sac would be installed just to the south of the one that currently exists.
2. Notice was sent to all affected property owners and staff did not receive any comments from the public.

Existing Cul-de-sac



STAFF RECOMMENDATION

Staff recommends approval of vacation request.

DELIBERATION

Motion for consideration:

I move that the request to vacate the existing cul-de-sac portion of Edgewater St (north of Lot 80) be recommended to the City Commission for (approval/denial).

Hearing, Case 2019-19: Request to vacate the unimproved streets within the Edgewater Plat, those being (a) Arlington Ave, west of lot 24; (b) Windward Dr, west of Lot 46; (c) Brighton Ave, west of Lot 66; (d) Manhattan Ave, west of the existing cul-de-sac portion of Edgewater St; and (e) Edgewater St north of the existing cul-de-sac.

SUMMARY

1. This request to vacate these unimproved streets is necessary in order to replat the map to allow for the Docks development.
2. Notice was sent to all affected property owners and staff did not receive any comments from the public.
3. Please see the map on the last page of the binder under Tab 8 that depicts the lots by number.

Unimproved Streets Map



STAFF RECOMMENDATION

Staff recommends approval of vacation requests.

DELIBERATION

Motion for consideration:

I move that the request to vacate the unimproved streets within the Edgewater Plat, those being (a) Arlington Ave, west of lot 24; (b) Windward Dr, west of Lot 46; (c) Brighton Ave, west of Lot 66; (d) Manhattan Ave, west of the existing cul-de-sac portion of Edgewater St; and (e) Edgewater St north of the existing cul-de-sac; be recommended to the City Commission for (approval/denial).

Hearing, Case 2019-20: Staff initiated request to amend section 2319 (residential design criteria) of the zoning ordinance to lower the minimum living area for one family, two family and multi-family housing units.

SUMMARY

1. Staff is recommending to amend the residential design section of the zoning ordinance to allow for smaller single-family and duplex homes. Homes are now trending smaller across the country and many of the recently proposed homes in Muskegon have had difficulty meeting the current standards. Reduced minimum size and storage standards will also help the City meet our visitability and livability goals as well as reduce the overall home prices, which will create a more diverse housing stock. Other parts of the ordinance were removed because they no longer apply (Historic zoning, front and rear setbacks).
2. Please see the enclosed "Proposed Revisions to Residential Requirements" document.
3. Please also see the enclosed "Design Standards Example 1 & 2" documents that show a recently proposed home that would not be able to be approved under the current standards.

STAFF RECOMMENDATION

Staff recommends approval of the amendment.

DELIBERATION

Motion for consideration:

I move that the request to amend section 2319 of the zoning ordinance to lower the minimum living area for one family, two family and multi-family housing units as proposed be recommended to the City Commission for (approval/denial).

"Proposed Revisions to Residential Requirements"
Requirements for Residential Structures

(Deletions are crossed out, additions are in bold)

Setbacks (Single-Family):

Street Frontage = 50 feet minimum

Front = (Expressway & Arterial Streets) = 30 feet
(Major & Collector Streets) = 25 feet
(Minor Streets) = 15 feet

Minimum front setbacks for new principal structures in the R-1, R-2, R-3 and RT, B-3, and H-zones, fronting on minor streets, may align with existing principal structures in the immediate area, even if the front setback is below the minimum required.

Rear = 30 feet

Side: 1 to 1.5 story = 16 feet total with 6 foot minimum on each side
2 to 2.5 story = 20 feet total with 8 foot minimum on each side

Height Limit = 35 feet measured from average grade to the midpoint of eave & peak of the roof.

Zoning Ordinance Excerpt:

SECTION 2319: [RESIDENTIAL DESIGN CRITERIA] [amended 7/98, amended 4/00, amended 8/01, amended 4/02, amended 3/05, amended 8/06, amended 3/07]

It is the intent and purpose of this section to establish design review standards and controls over housing development in the City of Muskegon. It is recognized that there are unique design aspects inherent in the community appearance that need to be preserved and enhanced. The adoption of these criteria will guide and ensure that all future growth enhances community character and image and fits with the unique vernacular of the City of Muskegon's urban setting. A positive community image: enhances economic development opportunity; safeguards property values; curbs blight and deterioration; and enhances public safety and welfare. The following standards shall apply to all single-family or duplex structures erected in the City of Muskegon.

In the case of a one (1) family or two (2) family dwelling unit which is of standard construction, a mobile home, a pre-manufactured, or a precut dwelling structure, and any additions or alterations thereto, erected or placed in the City of Muskegon, other than a mobile home located in a licensed mobile home park approved under the provisions of Article V, MHP Mobile Home Park Districts, shall conform to the following regulations in addition to all other regulations of this Ordinance:

1. The dwelling unit shall have a minimum living area (excluding all basement area) of **nine**

~~hundred and sixty (960)~~ **eight hundred and fifty (850)** square feet for a one (1) bedroom dwelling. For each bedroom thereafter, an additional 100 square feet of living space shall be provided.

2. Where the home design involves a roof pitch, it shall be a minimum pitch of 5/12, that is, for every twelve inches (12") of lateral run, the roof shall rise five inches (5"). In the case of additions or alterations to principal structures when a 5/12 pitch is not practical, the roof pitch may be allowed to correspond with that of the principal structure.
3. The roof shall have a snow load rating of forty (40) pounds per square foot.
4. Roof drainage in the form of a roof overhang of at least twelve inches (12") shall be provided to direct storm or meltwater way from the foundation, unless a gambrel roof or other design elements necessitate an alternative roof drainage system.
5. Siding shall be the same gauge for modulars and mobiles as for on-site-built homes.
6. The dwelling unit shall have a minimum width across any front, side, and rear elevation view which is the lesser of:
 - a. **Twenty-four (24) feet on lots that are at least thirty-five (35) feet wide and Twenty (20) feet on lots under thirty-five (35) feet wide ; or**
 - b. The average width of the homes on the same street within six hundred (600) feet in either direction.
7. A structure with a front elevation view of over 40 linear feet shall have a design offset including but not limited to; bay windows, covered porches, or structural offsets from the principal plane of the building.
- ~~8. Any single story, residential structure shall not be more than two (2) times longer than its width (exclusive of an attached garage).~~
8. Garage doors may not comprise more than fifty percent (50%) of the front face of the structure.
9. Newly constructed homes must be at the average setback of existing homes within 600 feet.
10. The dwelling unit shall be firmly attached to a permanent foundation constructed on the site in accordance with the building code, manufacturers specifications, and other applicable requirements.
11. Any crawlspace that may exist between the foundation and ground floor of the dwelling unit shall be fully enclosed by an extension of the foundation wall along the perimeter of the building.

12. If the dwelling is a mobile home, as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.
13. In the event that a dwelling unit is a mobile home as defined herein, it shall be installed with the wheels removed. No dwelling unit shall have any exposed towing mechanism, undercarriage or chassis.
14. The dwelling unit shall be connected to a public sewer and water supply when available, as defined by the Plumbing Code or if not available, to private facilities as approved by the county health department, the city, and other applicable agencies.
15. Storage space of at least fifteen percent (15%) of the interior living space of the dwelling unit, exclusive of ~~auto storage or~~ attic storage, shall be provided ~~within the structure onsite~~.
16. The subject dwelling unit shall be aesthetically compatible in design and appearance with other dwellings within 600 feet. The review shall include but not necessarily be limited to: roof pitch, scale, size, mass, minimum transparency, orientation to the street, and overhangs. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as (but not limited to) solar energy, view, or unique land contour.
17. The compatibility of design and appearance shall be determined in the first instance by the Zoning Administrator upon review of the plans submitted for a particular dwelling unit. The Zoning Administrator's decision may be appealed, to the Zoning Board of Appeals within a period of fifteen (15) days from the receipt of notice to the official's decision.
18. The dwelling unit shall contain no additions of rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
19. The dwelling unit shall comply with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended.
20. All construction required herein shall be commenced only after a building permit has been obtained in accordance with the Building Code.
21. Each dwelling unit shall have an approved established vegetative ground cover, native to the immediate area within 600 feet, no less than 12 months after occupancy. Approval shall be given by zoning staff of the Planning Department as part of the initial residential site

plan review. A minimum of one shade tree, two and one-half inches (2.5") in diameter, four feet (4') from the ground or one six foot (6') evergreen tree shall be provided. Existing landscaping may be accepted in lieu of this requirement.

~~22.~~ Each dwelling unit shall have a garage or a shed providing a minimum of sixty-four square feet (64 sq. ft.) of yard storage for each dwelling unit. ~~Said area shall be calculated separately from the required interior storage space.~~

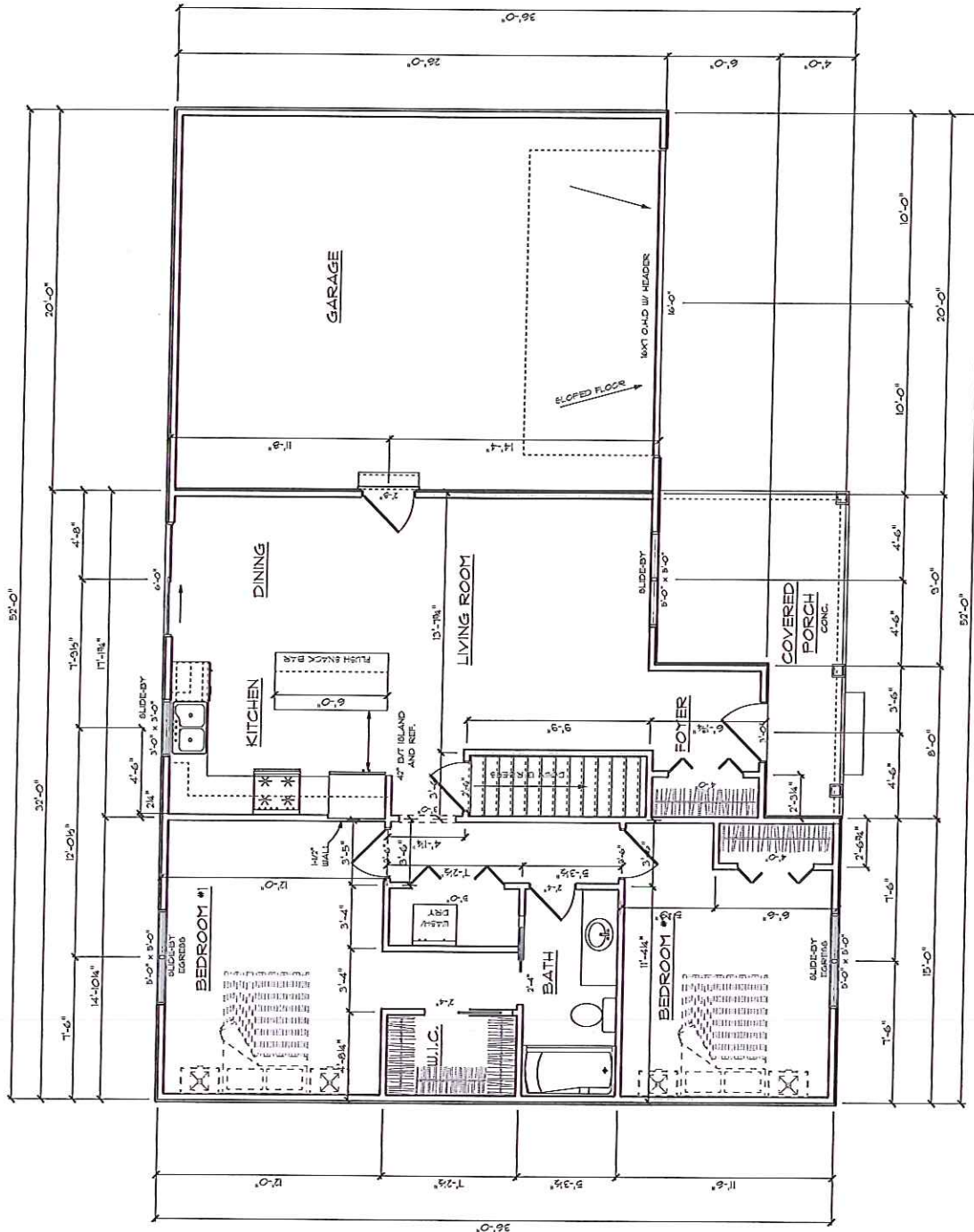
In the case of a multi-family (more than 2 units) dwelling structure which is of standard construction, a mobile home, a premanufactured, or a precut dwelling structure, and any additions or alterations thereto, erected or placed in the City of Muskegon, other than a mobile home located in a licensed mobile home park approved under the provisions of Article V, MHP Mobile Home Park Districts, shall conform to the following regulations in addition to all other regulations of this Ordinance:

1. Each dwelling unit shall have a minimum living area (excluding all basement area) of six hundred and fifty (650) square feet for a one (1) bedroom unit, of eight hundred and seventy-five (875) square feet for a two (2) bedroom unit, and of twelve hundred (1200) square feet for a three (3) bedroom unit. For each bedroom thereafter, an additional 100 square feet of living space shall be provided.
2. Roof drainage in the form of a roof overhang of at least twelve inches (12") shall be provided to direct storm or meltwater way from the foundation, unless a gambel roof or other design elements necessitate an alternative roof drainage system.
3. The roof shall have a snow load rating of forty (40) pounds per square foot.
4. Siding shall be the same gauge for modulars and mobiles as for on-site-built homes.
5. Garage doors may not comprise more than fifty percent (50%) of the front face of the structure.
6. The structure shall be firmly attached to a permanent foundation constructed on the site in accordance with the building code, manufacturers specifications, and other applicable requirements.
7. Any crawlspace that may exist between the foundation and ground floor of the structure shall be fully enclosed by an extension of the foundation wall along the perimeter of the building.
8. The structure shall be connected to a public sewer and water supply when available, as defined by the Plumbing Code or if not available, to private facilities as approved by the county health department, the city, and other applicable agencies.
9. Storage space of at least 10 percent (10%) of the interior living space of each dwelling

unit, exclusive of auto storage or attic storage, shall be provided within the structure.

10. The subject structure shall be aesthetically compatible in design and appearance with other dwellings within 600 feet. The review shall include but not necessarily be limited to: roof pitch, scale, size, mass, minimum transparency, orientation to the street, and overhangs. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as (but not limited to) solar energy, view, or unique land contour.
11. The structure shall contain no additions of rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
12. Each dwelling unit shall have an established vegetative ground cover no less than 12 months after occupancy. A minimum of one shade tree, two and one-half inches (2.5") in diameter, four feet (4') from the ground or one six foot (6') evergreen tree shall be provided. Existing landscaping may be accepted in lieu of this requirement.
13. Each dwelling unit shall have a garage or a shed providing a minimum of sixty-four square feet (64 sq. ft.) of yard storage for each dwelling unit. Said area shall be calculated separately from the required interior storage space.

	THE PLANNING STAGE PHONE: 616-666-1463 email: theplanningstage.com Scott Vannoy theplanningstage.com	DRAWN BY: S.V. CHECKED BY: P.K.	© COPYRIGHT 2013 THE PLANNING STAGE BROOKSHIRE (REV) WEST URBAN PROPERTIES LLC	CONCEPT DESIGN MAY 3, 2013 MAY 7, 2013 MAY 12, 2013 MAY 13, 2013		DESPITE THE FACT THAT ALL POSSIBLE CONSIDERATIONS IN THE PLANNING STAGE HAVE BEEN MADE, THE PLANNING STAGE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE BUILDING OWNER IS RESPONSIBLE FOR CHECKING ALL DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.	PROJECT #090433
				THE PLANNING STAGE			



Design standards example

SITE PLAN

FOR: Brent Cox
Dusendong Homes
3265 Walker Ave NW, Suite D
Grand Rapids, MI 49544

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
7482 Main Street
Jenison, MI 49428
Phone: 616.457.7050
www.feenstrainc.com

File
30-10-16

Date
05-01-2019

PROPOSED PARCEL A: The Northwestern 68.5 feet of Lot 6, Block 378, City of Muskegon 1903 Revised Plat, Section 30, T10N, R16W, City of Muskegon, Muskegon County, Michigan.

PROPOSED PARCEL B: Lot 6, Block 378, City of Muskegon 1903 Revised Plat, Section 30, T10N, R16W, City of Muskegon, Muskegon County, Michigan. EXCEPT, The Northwestern 68.5 feet of Lot 6, Block 378, City of Muskegon 1903 Revised Plat, Section 30, T10N, R16W, City of Muskegon, Muskegon County, Michigan.

PROPERTY ADDRESS: 1246, 1252, AND 1258 5TH ST

NOTE: The location of the proposed house including required building setbacks and elevations should be approved by the governing agency prior to staking or start of construction.

R-3 SETBACK REQUIREMENTS

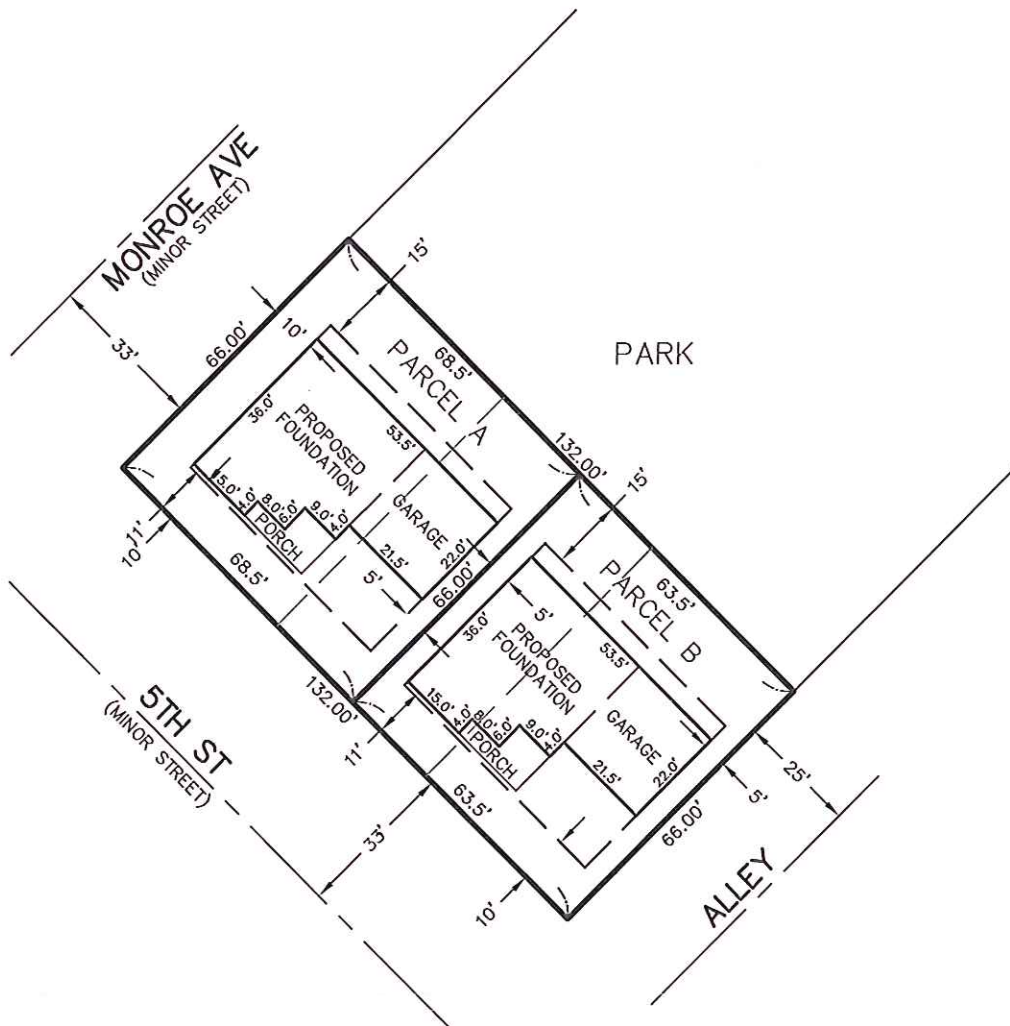
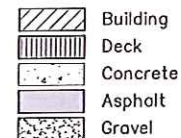
FRONT 10' TO MINOR STREET
25' TO MAJOR STREET
REAR 15'
SIDE 1-STORY 5'
2-STORY 5'



Scale 1" = 30'

LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊙ Utility Pole
- x— Fence Line
- D = Deeded
- P = Platted
- M = Measured



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.